

074.0

0002

0020.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

847,900 / 847,900

USE VALUE:

847,900 / 847,900

ASSESSED:

847,900 / 847,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
67		MELVIN RD, ARLINGTON

**OWNERSHIP**

Owner 1: JAMPEL ROBERT M & ANN R	
Owner 2:	
Owner 3:	

Street 1: 67 MELVIN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: JAMPEL ROBERT M & ANN R	
Owner 2:	
Street 1:	

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 10,300 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2224 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10300		Sq. Ft.	Site		0	70.	0.71	4									510,302						510,300	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										46756
										GIS Ref
										GIS Ref
										Insp Date
										06/16/14

PREVIOUS ASSESSMENT										Parcel ID	074.0-0002-0020.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	337,600	0	10,300.	510,300	847,900	847,900	Year End Roll	12/18/2019				
2019	101	FV	261,500	0	10,300.	510,300	771,800	771,800	Year End Roll	1/3/2019				
2018	101	FV	261,500	0	10,300.	437,400	698,900	698,900	Year End Roll	12/20/2017				
2017	101	FV	261,500	0	10,300.	408,200	669,700	669,700	Year End Roll	1/3/2017				
2016	101	FV	261,500	0	10,300.	349,900	611,400	611,400	Year End	1/4/2016				
2015	101	FV	260,200	0	10,300.	313,500	573,700	573,700	Year End Roll	12/11/2014				
2014	101	FV	258,100	0	10,300.	290,100	548,200	548,200	Year End Roll	12/16/2013				
2013	101	FV	258,100	0	10,300.	276,700	534,800	534,800		12/13/2012				

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
MANFREDONIA LEO	28704-518		6/15/1998		355,000	No	No	Y									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
4/28/2014	407	Redo Bat	8,500							6/16/2014	Meas/Inspect	PC	PHIL C				
3/18/2014	208	Redo Bat	10,743							6/11/2014	Info Fm Prmt	PC	PHIL C				
7/19/2011	713	Manual	6,000							3/31/2000	Inspected	264	PATRIOT				
12/12/2000	949	Porch	27,000	O						11/5/1999	Mailer Sent						
10/19/1998	731	Redo Kit	17,000							10/13/1999	Measured	263	PATRIOT				
										12/1/1981		KM					

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

